

Draft of 4/23/15

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Wednesday, March 25, 2015
7:00PM

Call to Order

A workshop meeting of the Chadds Ford Township Board of Supervisors was called to order on March 25, 2015 at 7:00PM. Present were Chairman Frank Murphy, Vice Chairman George Thorpe and Supervisor Samantha Reiner. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Township Solicitor, Mr. Dan Malloy, Township Engineer, and Mr. Matt DiFilippo, Township Secretary.

Brandywine Mills Request

Chirage Thakkar, Arna Engineering, presented field changes on behalf of his client, Brandywine Mills – Chadds Ford Investors. He requested a waiver from the Board of Supervisors for the field changes, rather than having to re-file a second subdivision and land development application. The changes include decreasing the approved site plan buffer by 8 feet, shifting building and parking at retail E on the plans to accommodate safety concerns as they relate to a drive-thru lane and increasing the footprint of two retail spaces each by 48 square feet. Supervisor Reiner discussed procedures for re-recording the plan with the County. Mr. Donaghue discussed an approval from the adjacent property owner Calvin Powell.

Ordinance 132: PBC-1 District to Permit Townhouses by Conditional Use and Amending the Zoning Map

Chairman Murphy introduced the possibility of re-opening the public hearing regarding the proposed text and map amendment change if the applicant agrees. John Jaros, attorney representing the applicant, K. Hovnanian Homes, reported speaking with Mr. Tom Committa, a professional land planner who was employed by the Township to oversee the amendment process. Supervisor Reiner stated that she wanted Township professionals to review the application materials submitted by the applicant more thoroughly. She continued that she wanted a fully engineered plan with the text and map amendment change. Solicitor Donaghue reported that the application before the board is a text and map amendment application, only, and is at the Board's discretion, and there is no time limit. Items discussed between the Board and applicant were: the procedure of the application and subsequent procedures such as the conditional use hearing and land development plan, running a land development application and conditional use application concurrently after the text and map amendment, reviewing the traffic and financial impact studies as well as sewer conditions and stormwater management, if the hearing is reopened.

Bruce Prabel, Heyburn Road, expressed concern over the time that had been spent on the text and map amendment application. Valerie Hoxter, Painters Crossing, stated that the application was before the Planning Commission the entire time and just recently was before the Board of Supervisors.

Resolution 2015 – 13: 432 Webb Road Subdivision and Land Development

There was a discussion among the Board of Supervisors about details regarding the application specifically the shared driveway maintenance agreement.

Authorization to Advertise Ordinance 134: Business (B) District Text Amendment to Allow an Assisted Living Facility by Conditional Use

Solicitor Donaghue stated that he needs to review the ordinance and sees a few issues with it, specifically, excluding drug rehabilitations within the ordinance. Parking was also discussed.

Authorization to Advertise Ordinance 135: SALDO Text Amendment, Chapter 110 – 52, Environmental Impact Assessment Report

Manager Serock discussed the purpose of the ordinance amendment. There was additional discussion among the Board regarding drainage, Environmental Impact Assessments and the County's review.

Authorization to Advertise Ordinance 136: Amending Chapter 105, Stormwater Management
Manager Serock discussed the purpose of the ordinance amendment, and how it's a County model ordinance. The Chester Creek and Brandywine Creek watersheds were also discussed.

Personnel Manual

Manager Serock discussed the status of the Personnel Manual. Chairman Murphy stated that the Board was reviewing the manual.

County Igloo Recycling Program

There was discussion about possibly providing recycling igloos for residents to drop-off single-stream recycling, somewhere in the Township. Supervisor Thorpe stated he had previously done research on this topic and that he would provide his findings to the Board.

Supervisor Liaison Appointments

It was discussed and the Supervisors are determining who will be the liaison for each committee. Chairman Murphy asked the Township Manager to include Walkable Chadds Ford to the list and include Samantha Reiner as the liaison.

1381 Baltimore Pike

There was discussion about initial maintenance of the property such as removing the fence, and long-term goals for the property. Chairman Murphy asked the Township Engineer to evaluate the property for its best use.

ZHB Application: 1 Biddlebrook Lane, Thursday, April 16th

There was discussion about the application and sending Solicitor Donaghue to the hearing to represent the Township.

Floodplain Ordinance Update by September 2nd

Manager Serock reported that the State is requiring municipalities to update their floodplain ordinance(s), and that it must be done by September 2nd.

Comprehensive Plan

It was discussed that the Comprehensive Plan needs to be updated, and that letters of interest from possible vendors to do the work need to be acquired.

Adjournment

The Workshop was adjourned at 9PM.

Respectfully submitted,

Matt DiFilippo